

RESOLUTION NO. 08-46

**A RESOLUTION OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY
AUTHORIZING THE PURCHASE OF REAL PROPERTY FOR THE MIRAFLORES
HOUSING DEVELOPMENT PROJECT**

WHEREAS, the Agency desires to assist with the development of approximately 200 units of for-sale housing and 100 units of senior affordable rental housing as proposed for the Miraflores Housing Development Project (“Project”) on a ± 14 acre site bounded on the north by a portion of the BART rail line, to the east by Highway 80, to the south by Florida and Wall Avenues and to the west by South 45th and South 47th Streets; and

WHEREAS, the proposed Project is strategically important, as it is located within Redevelopment Project Area No. 10-A (“Downtown”), adopted by Ordinance No. 26-99 N.S. and dated July 13, 1999 and the Amended and restated Redevelopment Plan for Project Area No.10-B (“Nevin”), originally approved in 1999 under California State Redevelopment Law and expanded by Agency Ordinance Amendment on July 12, 2005, and is consistent with the City’s Housing Element, Five Year Consolidated Plan, and the Community and Economic Development Agency’s Strategic Plan goals to “increase the supply of housing, emphasizing affordable components;” and

WHEREAS, the redevelopment of the Property in association with the development of the Project will address the goals and objectives of the Redevelopment Plan by improving the supply of affordable housing, alleviating blighting conditions and stimulating economic development; and

WHEREAS, in June 2006 the Agency purchased approximately 14 acres of property for the Project consisting of Assessor’s Parcel Numbers: 513-321-001, 513-321-003, 513-321-023, 513-321-024, 513-321-025, 513-321-037, 513-321-038; 513-330-001, 513-330-002, 513-330-003, 513-330-006, 513-330-007, 513-330-013, 513-330-014;and 513-330-005; and

WHEREAS, the 7500 square foot parcel commonly known as the Carey Parcel, Assessor’s Parcel Number (APN) 513-321-002 located within the boundaries of the Project site on the west side of South 47th Street , 50 ft. north of Florida Avenue constitutes the final property acquisition necessary for the Project;

NOW, THEREFORE, BE IT RESOLVED, that the Richmond Community Redevelopment Agency Board hereby authorizes the Executive Director negotiate and execute a purchase and sale contract authorizing the purchase of real property needed for the development of the Miraflores Housing Development Project; and

BE IT FURTHER RESOLVED that the Richmond Community Redevelopment Agency Board hereby authorizes the Executive Director to expend an amount of \$137,500 for the purchase price and approximately \$12,500 for closing costs associated with the purchase of

APN 513-321-002; and to negotiate and execute all documents and any other instruments necessary or required to carry out the intent of this resolution.

I certify that the foregoing Resolution was passed and adopted by the Richmond Community Redevelopment Agency of the City of Richmond at a regular meeting held on **December 16, 2008**, by the following vote:

AYES:	Boardmembers Bates, Butt, Lopez, Sandhu, Vice Chairperson Marquez, and Chairperson McLaughlin
NOES:	None
ABSTENTIONS:	Boardmembers Rogers and Viramontes
ABSENT:	None

DIANE HOLMES
AGENCY CLERK
(SEAL)

Approved:

GAYLE McLAUGHLIN
Agency Chair

Approved as to form:

RANDY RIDDLE
Agency Attorney